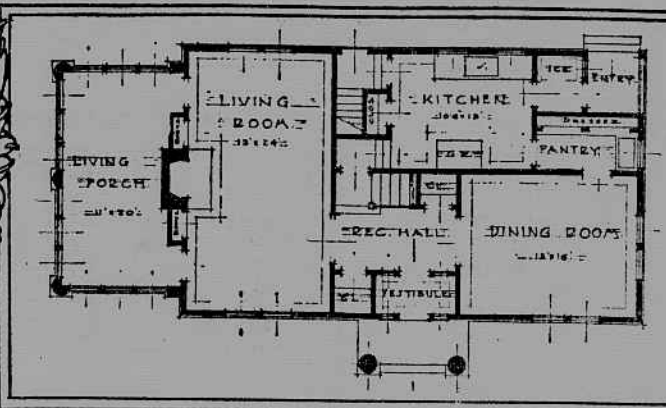


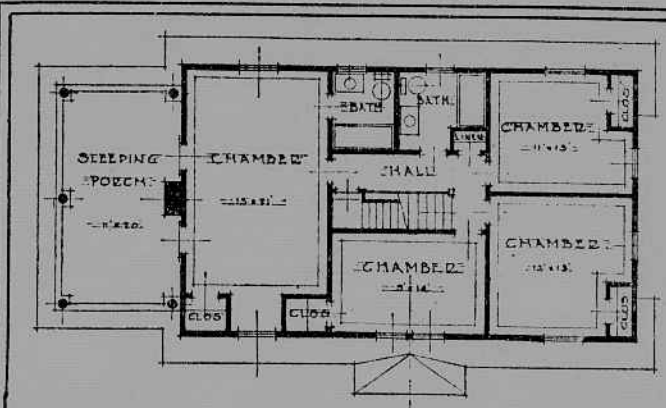
# Building Pretty Homes Is This Business Man's Hobby



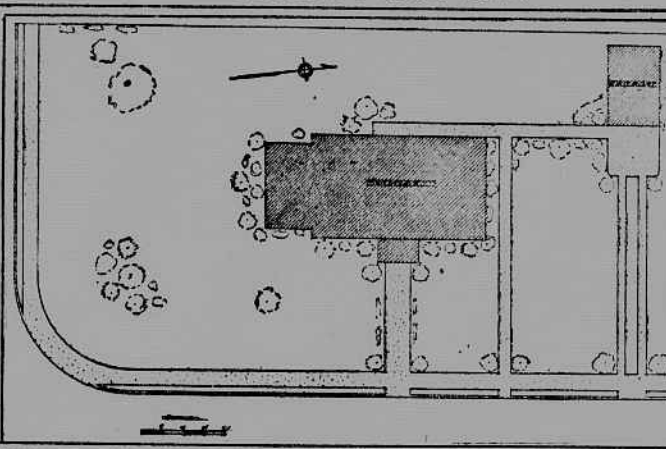
THE HOMEBUILDERS ART MOST ATTRACTIVELY EXPRESSED



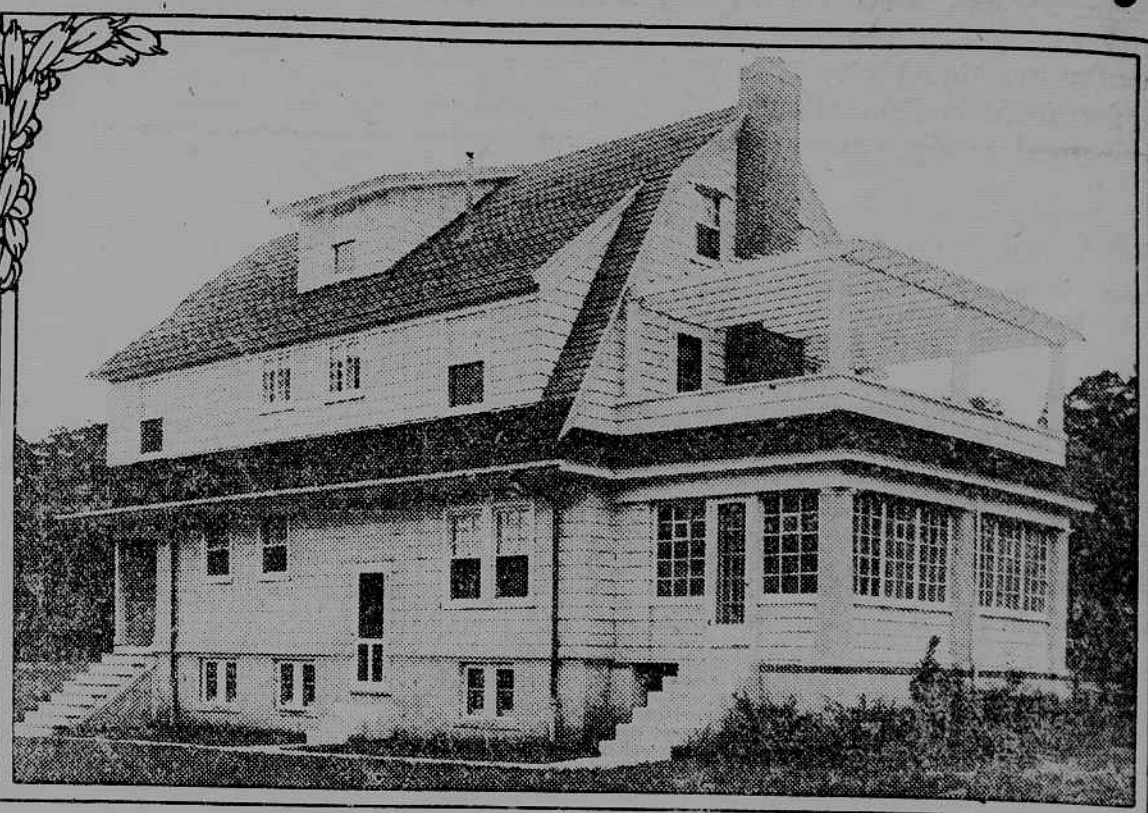
FIRST FLOOR PLAN



SECOND FLOOR PLAN



PLOT PLAN



BEAUTIFUL FROM EVERY POINT OF VIEW

## F. M. Kellogg Finds Great Pleasure and Relaxation Providing Places Where Others Can Live Amid Pleasing Surroundings

The home in the country should be more than a building. It should be a combination of building and site, because an attractive building in an unattractive setting is ridiculous. A poorly designed building in a pretty location is equally as ridiculous.

F. M. Kellogg, who has given much time and study to home building in the suburbs and to the psychology of

home making, has built at Morristown a dwelling which combines both architecture and setting and which he is sure is the finest home of its size and cost in the suburbs. It cost about \$16,500.

Mr. Kellogg is in the steamship business. This has been his vocation, his business for years, so also for years his avocation has been house planning. A lover of the country, it was natural that his mind should lead into such channels. The homes erected in the suburbs years ago were displeasing to him and it was to change this and enhance the natural beauty of the countryside that he took to the study of home building and sites and the other things which go to make a home a place worth while.

He has made wonderful progress and when he says that his dwelling in Georgian Gardens, at Morristown, N. J., is the finest house of its size and cost in the metropolitan district he also expresses the opinion of many who

back his claim. His house is really attractive. It is Colonial, of that style that always charms by its simplicity and harmonious lines.

Georgian Gardens is practically his. He laid it out with the idea of providing a setting for his houses, as he holds that a house must have a setting, just like a painting. A painting, no matter how much a masterpiece, does not look half so well as when in a fine frame. Mr. Kellogg thought this way of a home. It should have a frame, so he made the frame and then set his house in it. Now that he has completed it he is sure that he has solved the mystery of making suburban life attractive and congenial.

His house is set on a plot 75 feet wide and 130 feet deep. It faces across the site, being built practically in the center of the property. In front of the house and on each side of it is a large space, which has been laid out in a fine lawn. At the outer edge of the site is a hedge, which brings privacy to the property and the house.

The arrangement of the interior of the house has received as much atten-

tion and study as the exterior. It is the place where folks are to live, and whether the cosiness so much desired has been gained or lost.

The house is two stories. The floor

plans shown above, with the reproduction of the photographs of the exterior, show a very attractive layout aimed to make life easy for all in the household, from the master down to the maid.

## United Odd Fellows' Home At Tuckahoe Sold

A deal pending for some time has been consummated by the United Odd Fellows' Home and Orphanage Association in the sale of its property at Tuckahoe, N. Y., comprising nineteen acres of land, on which are several modern buildings, including a four story administration building, dormitories and several other buildings, to the Hebrew National Orphan House.

The purchase price is said to be about \$400,000. The Hebrew National Orphan House is now at 52 St. Mark's Place. In acquiring the Tuckahoe property, accommodations will be had for housing over four hundred orphans. Greenfield & Babin and O'Hara Brothers were the brokers.

## Bowman Ready to Build Hotels in East and West

John McE. Bowman has started work on his country club at Rye, N. Y. It is to be ready by next summer. Additional property is to be acquired.

Mr. Bowman has plans for giving the West another big hotel. In announcing early construction of the club at Rye Mr. Bowman also announced that he is preparing to build a \$7,000,000 hotel at Detroit. It will be on Madison Avenue, Witherell Street and Adams Avenue, overlooking Grand Circus Park. It will have twenty-four stories and will contain 1,000 rooms. The ground to be covered contains 31,000 square feet.

## Receiver of Rents Named For New Century Theatre

John Brown, of 1425 Broadway, has been appointed receiver of the rents of the property at the northwest corner of Central Park West and Sixty-second Street, designated as the New Century Theatre building, now the Century, on plot

## One of the Most Attractive Sections of Morristown, N. J., His Work—House Entered in Tribune Prize Contest Cost \$16,500

200.1x200 irregular, by Justice Hendrick in the Special Term of the Supreme Court, in the suit brought by the Equitable Trust Company of New York, as trustee, under a deed of trust dated February 1, 1909, against the New Theatre and others to foreclose a mortgage of \$1,750,000, made by the New Theatre on February 1, 1909, to obtain the payment of a series of ten-year 4 1/2 per cent gold bonds. Justice Hendrick fixed the bond of the receiver at \$1,000. The receiver was appointed on the application of Murray, Prentice & Howland, of 37 Wall Street, attorneys for the plaintiff.

## Trinity Sells Old Corner Buildings In N. Moore St.

## Purchase Gives B. Fischer & Co. Control of Block Front in Greenwich St.; Improvement Planned

B. Fischer & Co. have purchased from the Trinity Church Corporation the plot, with old buildings, 100x100, at the southeast corner of Greenwich and North Moore Streets, in the wholesale grocery district, and its adjoining the eight-story building at the corner of Franklin Street, occupied by the purchaser.

This purchase gives the Fischer Company the entire block front on Greenwich Street, between Franklin and North Moore Streets, a combined plot 175x100. The buyers contemplate the erection of a building in the near future to conform to their present structure, to provide 90,000 additional square feet of floor space needed to accommodate the increased business of the Fischer Company.

The plot, which is one of the very few available large plots in this district, was held at \$115,000. John H. Day and William D. Kilpatrick were the brokers.

## William H. Sheehy Sells Property in 94th Street

## Disposes of House on the West Side; Buyers for East Side Dwellings

The Houghton Company has sold for William H. Sheehy, president of Arnold Constable & Co., the three-story dwelling at 116 West Ninety-fourth Street, on a lot 17x113.

## Buyers in Nineteenth Street

Douglas L. Elliman & Co. have sold for Walter H. Knapp 217 East Nineteenth Street, a four-story dwelling, on a lot 16x92, to Moses Herzog.

## Operators Buy in 77th Street

Ennis & Sinnott have purchased from the estate of Sophie C. Sackner 116 West Seventy-seventh Street, a four-story high-story dwelling, on a lot 10x102, to Frederick Zittel & Sons and Edward C. H. Vogler were the brokers.

## Sale in 126th Street

Shaw & Co. have sold for the Sands estate 241 East 126th Street, a three-story building, on a lot 20x42x99.11.

## Sale in 126th Street

William S. Baker has sold for Theresa K. Kinsdient to the Jules Realty Company, Samuel Wacht, Jr., president, 19 and 21 Jumel Place, on a plot 50x90.

## Corporation to Take Over Glen Islands for Homes

## Plans to Erect Houses on Scientific Bases and to Build Bridge Across to Mainland

A corporation is now being formed by several well known operators to acquire Glen Islands from the present owners, with the purpose of immediately developing the property into residential plots, in an effort to meet the unprecedented demand for this type of property.

# First Big Break in Astor Ownership Foreshadowed By Action to Partition 157 West Side Properties

After more than 100 years of amassing New York real estate the Astor family, the city's largest landlord, has taken steps that foretell the disposal of 157 parcels, practically in the heart of Manhattan. It is the most radical departure in the history and policy of this widely known estate, which has been built up on the theory of steady accumulation of real estate. Astor and real estate have been synonymous.

Way back in the days when the United States was still young, the founder of the Astor estate established the policy of steady annexation of land, a policy which every succeeding head of the family has followed religiously as the golden rule of the family. It has brought fabulous wealth and international fame to the Astors. That a decision should be reached contrary to the golden rule has attracted wide attention and brought about considerable speculation as to the reason for the change in a policy which has worked so successfully for 100 years or more.

## Many to Share in Sale

Forty members of the family have decided to partition the realty holding of the late Henry Astor, their uncle or granduncle, and some time next fall, probably in October, his real estate, containing 157 pieces, grouped into fifteen parcels, will be put up for the public to bid for. The sale will be held in the Vesey Street auction room, and in all proceedings of this character will be advertised in the newspapers and an auctioneer will be commissioned to sell the properties. It will be the first time that the name of an Astor will appear in such an announcement, because never has the Astor family had a partition sale or showed any willingness to part with real estate. They have sold occasionally, but never more than one or two parcels at a time. This happened so seldom that much was made of the transfer of interest in a property by an Astor.

If the realty to be offered at auction is not protected by the heirs, as some think it will be, the sale will be one of the greatest events in the history of the section west from Broadway to the Hudson River, from Forty-fifth Street north to Fifty-fifth Street. The Astors are not builders. From the outset they have been satisfied to be land owners, leasing their holdings to others who put up buildings. Ownership of this kind is not good for any section. It is a detriment usually, because large inactive control stifles incentive on the part of others and development will be neither general nor harmonious, due to the lack of interest on the part of the largest owner.

Carless Ownership Henry Astor had no particular interest in the physical side of his real estate. It paid him sufficient to satisfy his wants, therefore he was not forced to take steps that would improve the income from his property by better development. If the property passes to new interests it will mean the rejuvenation of the entire section. Most of the property is ideally located for development with apartment houses that would rent for \$15

to \$20 a room without trouble. The less desirable property—that on Tenth, Eleventh and Twelfth avenues—could be utilized as sites for commercial structures, as the land is close to the new piers which the city is building purposely for the accommodation of the new giants of the sea.

It is understood that ground leases on most of the Astor property will expire shortly, so that development will not be delayed. If the Astors buy they will be soon able to enjoy incomes based on present conditions and not those of ten or fifteen years back.

The effect of the passing of the property out of the hands of the Astors would be similar to that of opening the floodgate of a reservoir. Builders would invade and overrun the section, replacing the old with modern structures. This section is perhaps one of the most backward in point of physical development in the entire Borough of Manhattan.

## Worth \$5,000,000

The assessed value of the property, the only tangible estimate possible, shows Henry Astor's estate to be worth more than \$5,000,000. The Tax Department figured the value of the property for taxation in 1918 at \$5,012,500. Real estate men familiar with property values in the sections in which the holdings are figure conservatively at \$7,500,000, while the less conservative say the property is easily worth \$10,000,000, especially in a market such as is now prevailing.

The Astor, Bijou and Morosco theatres, in Forty-fifth Street and Broadway, are on Henry Astor property, and the Gaiety, in the rear of these and fronting on Forty-sixth Street, is said to be partly on his land.

The Astor Theatre, with its site, is assessed at \$1,000,000. The land alone is worth \$920,000. The Bijou and Mo-

rosco, adjoining the Astor, cover another valuable property. These three parcels have a value close to \$2,000,000, in the opinion of real estate men. The west end of this block is also Henry Astor property. In fact, most of the realty between Broadway and Ninth Avenue, Forty-fifth and Forty-sixth streets, was his. In these two blocks Mr. Astor held close to 100 parcels, chiefly dwellings now used as boarding places for theatrical folks. With the exception of 120 feet covered by an apartment house, the entire south side of Forty-sixth Street from Eighth to Ninth Avenue, is Henry Astor property. His street frontage on this side of the block is more than 700 feet, and with 100 feet on each avenue, was assessed in 1918 at \$824,500.

## Owned Most of Block

On the north side of this block there is another large parcel, 100.5x150 feet in size, covered with three and four story dwellings, which is valued by the city at \$106,500.

The largest of the Henry Astor trust holdings are in these blocks. He had several other large properties, corners all of them, on Eighth, Ninth, Tenth, Eleventh and Twelfth avenues. Value in these holdings is chiefly represented in the land, as the buildings have been long in service and have naturally lost much value.

Henry Astor died leaving no unpaid bills. He was a scrupulous man in this respect, so he leaves his trust unincumbered, and full benefit will come to those he desired to have his property under the trust arrangement made on February 15, 1869.

In establishing this trust he was following a custom originated by the first Astor, that Astors should never be in want.

Mr. Astor was about thirty-eight years old and unmarried at the time he assigned, granted and conveyed this

property to John Jacob Astor, William Astor and Charles F. Southmayd as trustees. They were obligated by the trust to maintain the properties and collect rents and profits and to apply the money to the use of Henry Astor himself during his life. In case he should leave no issue, upon his death they were charged to convey the capital of the trust estate subject to the dower right of the widow in equal shares and proportions to the brothers and sisters of Henry Astor other than John Jacob Astor, those who survive him and their issue.

Henry Astor married later on, and as he had no children the provisions which he set forth in his trust, half a century ago this year, are to be carried out. He died last year.

## Family Disapproved Marriage

Henry Astor was the son of William B. Astor. The parental court place was at Annandale, near Rhinebeck in the hills of Dutchess County. Had Henry's father established a home in another section Henry probably would have been a very much richer man when he died and would not have given his relatives cause for avoiding him. But at Annandale lived Miss Malvina Dinehart, a pretty country girl, the daughter of a farmer who occasionally worked on the Astor estate. One day Mr. Astor saw the girl pass by his father's house carrying a basket of strawberries which she was taking into town to sell. The Dineharts were poor people. The family was so large that the father could not get enough out of his farm to make all ends meet. It was necessary, therefore, that Miss Malvina should help a little.

Like the hero of Dora Thorne, Mr. Astor became interested in this pretty farmer girl. His interest developed and they were married at the house of John Ashe, which was one of Will-

iam B. Astor's farms near Red Hook, N. Y.

Another yarn says that Mr. Astor met the girl while she was employed as a waitress at the Catskill Mountain House. At any rate Henry and Malvina married. The news shocked the social world and greatly upset the Astor household. Henry's father and his relatives questioned his mentality, but he told them all that he was very well pleased with his choice of a wife and that the social world held no particular attractions for him. This irritated his father beyond reconciliation. Henry was banished from the household and ordered to remain away. He obeyed. Apparently it was no hardship for him to be away from the social life of New York of those days, and he went up to Copake, to the birthplace of his wife, and established a home there.

His father had cut him off with a dollar, but the income from the property entrusted to him by his grandfather placed him beyond want. He forgot his family and they forgot him. His life was that of the farmer. He loved the hills and the green of the country, and was never so happy as when roaming in the Hoosic hills, in a pocket of which he had his farm.

## Became a Farmer

Mr. Astor was well pleased with the change. He liked farming, and from afar watched his family and society at play. His farm is the largest and the finest in Northern New York. Around his house are 200 acres, and adjoining it to the north and east and south are wide stretches of land under cultivation. He helped his people-in-law and in doing so took great pleasure. He was instrumental in the election of his brother-in-law as Sheriff of Columbia County and he was not unkind to his neighbors.

For many years Copake folks did not know Neighbor Astor was a member of the well known Astor family of

New York, and New York soon forgot that far to the north lived an Astor, the husband of a farmer's daughter. He sold hay at one-third what other folks were getting, but many are the stories of sacrifices made in the sale of crops and cattle and horses. Many wondered at this and thought it strange, not knowing the wonderful source of his wealth.

About three years ago his name came into court through litigation over a parcel of property on the West Side, New York. Folks at Copake also pricked up their ears and opened their eyes in surprise when they read that their neighbor was really the head of the Astor family. Old timers then recalled the story of the romance of the young Astor of the early 70s who married against the wishes of his father.

There is no way of even estimating what this romance cost Henry in wealth. He was the son of one of the most successful and shrewdest of the Astors, and Henry would have shared heavily in the large fortune left when his father died in 1875. It was estimated that his father left \$200,000,000. By investments in real estate and other transactions he had increased his inheritance of \$35,000,000.

## Marriage Cost Fortune

Henry was the favorite until he married Miss Dinehart. It is said that he lost \$25,000,000 by this act.

The Eden farm property which has provided the wherewithal that has kept the wolf from the door of the man forgotten by his family for nearly half a century was bought by John Jacob Astor back in 1797 for \$25,000. Medford Eden was an Englishman. The defeat of the King's soldiers here had taken away a lot of the pleasures of his life in New York. A farm running in a northerly direction, starting at Forty-second Street and Broadway and ending at Fifty-fifth Street and the Hudson River, had been inherited by the young man. He needed money often, and as security gave pledges on this farm. Mr. Astor bought a third interest in a mortgage against the property and later foreclosed, obtaining the realty for \$25,000. Associated with him was a William Cutting. In the division of the farm Astor took the Bloomingdale road, now Broadway, leaving the west portion of the property to Cutting.

Heirs of Eden living in England came to New York and appealed to the courts, and for twenty years the case went unsettled. Mr. Astor then bought them off for \$9,000. The farm to-day is worth \$30,000,000. On it are many hotels, theatres and office buildings. The Times Building covers a corner of it, and the west side of Times Square, from Forty-third Street practically up to Forty-fifth Street, except for the Putnam Building and Westover Court, which were placed under a contract a few days ago, is still held in the Astor family. The Astor Hotel covers one of the block fronts. A lot of the farm has been disposed of, but the Astors have retained the most valuable portions.

The Cosine farm to the north of the Eden property was also secured through foreclosure proceedings by the

## \$5,000,000 Value of Of Land Astors Soon Will Sell

Properties of late Henry Astor to be sold under partitions written fifty years ago include:

Property	Assessed value
Twelfth corner 50th st.; 50th st. 641 to 659, 100.5x100	\$97,500
Eleventh corner 51st st.; 51st st. 642 to 659, 100.5x100	111,500
Tenth corner 49th st.; 49th st. 643 to 659, 100.5x100	218,500
Tenth corner 47th st.; 47th st. 660 to 677, 100.5x100	283,500
Tenth corner 45th st.; 45th st. 678 to 695, 100.5x100	382,500
Tenth corner 43rd st.; 43rd st. 696 to 713, 100.5x100	481,500
Eleventh corner 41st st.; 41st st. 714 to 731, 100.5x100	580,500
Eleventh corner 39th st.; 39th st. 732 to 749, 100.5x100	679,500
Eleventh corner 37th st.; 37th st. 750 to 767, 100.5x100	778,500
Eleventh corner 35th st.; 35th st. 768 to 785, 100.5x100	877,500
Eleventh corner 33rd st.; 33rd st. 786 to 803, 100.5x100	976,500
Eleventh corner 31st st.; 31st st. 804 to 821, 100.5x100	1,075,500
Eleventh corner 29th st.; 29th st. 822 to 839, 100.5x100	1,174,500
Eleventh corner 27th st.; 27th st. 840 to 857, 100.5x100	1,273,500
Eleventh corner 25th st.; 25th st. 858 to 875, 100.5x100	1,372,500
Eleventh corner 23rd st.; 23rd st. 876 to 893, 100.5x100	1,471,500
Eleventh corner 21st st.; 21st st. 894 to 911, 100.5x100	1,570,500
Eleventh corner 19th st.; 19th st. 912 to 929, 100.5x100	1,669,500
Eleventh corner 17th st.; 17th st. 930 to 947, 100.5x100	1,768,500
Eleventh corner 15th st.; 15th st. 948 to 965, 100.5x100	1,867,500
Eleventh corner 13th st.; 13th st. 966 to 983, 100.5x100	1,966,500
Eleventh corner 11th st.; 11th st. 984 to 1,001, 100.5x100	2,065,500
Eleventh corner 9th st.; 9th st. 1,002 to 1,019, 100.5x100	2,164,500
Eleventh corner 7th st.; 7th st. 1,020 to 1,037, 100.5x100	2,263,500
Eleventh corner 5th st.; 5th st. 1,038 to 1,055, 100.5x100	2,362,500
Eleventh corner 3rd st.; 3rd st. 1,056 to 1,073, 100.5x100	2,461,500
Eleventh corner 1st st.; 1st st. 1,074 to 1,091, 100.5x100	2,560,500
Eleventh corner 54th st.; 54th st. 1,092 to 1,109, 100.5x100	2,659,500
Eleventh corner 52nd st.; 52nd st. 1,110 to 1,127, 100.5x100	2,758,500
Eleventh corner 50th st.; 50th st. 1,128 to 1,145, 100.5x100	2,857,500
Eleventh corner 48th st.; 48th st. 1,146 to 1,163, 100.5x100	2,956,500
Eleventh corner 46th st.; 46th st. 1,164 to 1,181, 100.5x100	3,055,500
Eleventh corner 44th st.; 44th st. 1,182 to 1,199, 100.5x100	3,154,500
Eleventh corner 42nd st.; 42nd st. 1,199 to 1,216, 100.5x100	3,253,500
Eleventh corner 40th st.; 40th st. 1,217 to 1,234, 100.5x100	3,352,500
Eleventh corner 38th st.; 38th st. 1,235 to 1,252, 100.5x100	3,451,500
Eleventh corner 36th st.; 36th st. 1,253 to 1,270, 100.5x100	3,550,500
Eleventh corner 34th st.; 34th st. 1,271 to 1,288, 100.5x100	3,649,500
Eleventh corner 32nd st.; 32nd st. 1,289 to 1,306, 100.5x100	3,748,500
Eleventh corner 30th st.; 30th st. 1,307 to 1,324, 100.5x100	3,847,500
Eleventh corner 28th st.; 28th st. 1,325 to 1,342, 100.5x100	3,946,500
Eleventh corner 26th st.; 26th st. 1,343 to 1,360, 100.5x100	4,045,500
Eleventh corner 24th st.; 24th st. 1,361 to 1,378, 100.5x100	4,144,500
Eleventh corner 22nd st.; 22nd st. 1,379 to 1,396, 100.5x100	4,243,500
Eleventh corner 20th st.; 20th st. 1,397 to 1,414, 100.5x100	4,342,500
Eleventh corner 18th st.; 18th st. 1,415 to 1,432, 100.5x100	4,441,500
Eleventh corner 16th st.; 16th st. 1,433 to 1,450, 100.5x100	4,540,500
Eleventh corner 14th st.; 14th st. 1,451 to 1,468, 100.5x100	4,639,500
Eleventh corner 12th st.; 12th st. 1,469 to 1,486, 100.5x100	4,738,500
Eleventh corner 10th st.; 10th st. 1,487 to 1,504, 100.5x100	4,837,500
Eleventh corner 8th st.; 8th st. 1,505 to 1,522, 100.5x100	4,936,500
Eleventh corner 6th st.; 6th st. 1,523 to 1,540, 100.5x100	5,035,500
Eleventh corner 4th st.; 4th st. 1,541 to 1,558, 100.5x100	5,134,500
Eleventh corner 2nd st.; 2nd st. 1,559 to 1,576, 100.5x100	5,233,500
Eleventh corner 1st st.; 1st st. 1,577 to 1,594, 100.5x100	5,332,500
Eleventh corner 54th st.; 54th st. 1,595 to 1,612, 100.5x100	5,431,500
Eleventh corner 52nd st.; 52nd st. 1,613 to 1,630, 100.5x100	5,530,500
Eleventh corner 50th st.; 50th st. 1,631 to 1,648, 100.5x100	5,629,500
Eleventh corner 48th st.; 48th st. 1,649 to 1,666, 100.5x100	5,728,500
Eleventh corner 46th st.; 46th st. 1,667 to 1,684, 100.5x100	5,827,500
Eleventh corner 44th st.; 44th st. 1,685 to 1,702, 100.5x100	5,926,500
Eleventh corner 42nd st.; 42nd st. 1,703 to 1,720, 100.5x100	6,025,500
Eleventh corner 40th st.; 40th st. 1,721 to 1,738, 100.5x100	6,125,500
Eleventh corner 38th st.; 38th st. 1,739 to 1,756, 100.5x100	6,224,500
Eleventh corner 36th st.; 36th st. 1,757 to 1,774, 100.5x100	6,323,500
Eleventh corner 34th st.; 34th st. 1,775 to 1,792, 100.5x100	6,422,500
Eleventh corner 32nd st.; 32nd st. 1,793 to 1,810, 100.5x100	6,521,500
Eleventh corner 30th st.; 30th st. 1,811 to 1,828, 100.5x100	6,620,500
Eleventh corner 28th st.; 28th st. 1,829 to 1,846, 100.5x100	6,719,500
Eleventh corner 26th st.; 26th st. 1,847 to 1,864, 100.5x100	6,818,500
Eleventh corner 24th st.; 24th st. 1,865 to 1,882, 100.5x100	6,917,500
Eleventh corner 22nd st.; 22nd st. 1,883 to 1,900, 100.5x100	7,016,500
Eleventh corner 20th st.; 20th st. 1,901 to 1,918, 100.5x100	7,115,500
Eleventh corner 18th st.; 18th st. 1,919 to 1,936, 100.5x100	7,214,500
Eleventh corner 16th st.; 16th st. 1,937 to 1,954, 100.5x100	7,313,500
Eleventh corner 14th st.; 14th st. 1,955 to 1,972, 100.5x100	7,412,500
Eleventh corner 12th st.; 12th st. 1,973 to 1,990, 100.5x100	7,511,500
Eleventh corner 10th st.; 10th st. 1,991 to 2,008, 100.5x100	7,610,500
Eleventh corner 8th st.; 8th st. 2,009 to 2,026, 100.5x100	7,709,500
Eleventh corner 6th st.; 6th st. 2,027 to 2,044, 100.5x100	7,808,500
Eleventh corner 4th st.; 4th st. 2,045 to 2,062, 100.5x100	7,907,500
Eleventh corner 2nd st.; 2nd st. 2,063 to 2,080, 100.5x100	8,006,500
Eleventh corner 1st st.; 1st st. 2,081 to 2,098, 100.5x100	8,105,500
Eleventh corner 54th st.; 54th st. 2,099 to 2,116, 100.5x100	8,204,500
Eleventh corner 52nd st.; 52nd st. 2,117 to 2,134, 100.5x100	8,303,500
Eleventh corner 50th st.; 50th st. 2,135 to 2,152, 100.5x100	8,402,500
Eleventh corner 48th st.; 48th st. 2,153 to 2,170, 100.5x100	8,501,500
Eleventh corner 46th st.; 46th st. 2,171 to 2,188, 100.5x100	8,600,500
Eleventh corner 44th st.; 44th st. 2,189 to 2,206, 100.5x100	8,699,500
Eleventh corner 42nd st.; 42nd st. 2,207 to 2,224, 100.5x100	8,798,500
Eleventh corner 40th st.; 40th st. 2,225 to 2,242, 100.5x100	8,897,500
Eleventh corner 38th st.; 38th st. 2,243 to 2,260, 100.5x100	8,996,500
Eleventh corner 36th st.; 36th st. 2,261 to 2,278, 100.5x100	9,095,500
Eleventh corner 34th st.; 34th st. 2,279 to 2,296, 100.5x100	9,194,500
Eleventh corner 32nd st.; 32nd st. 2,297 to 2,314, 100.5x100	9,293,500
Eleventh corner 30th st.; 30th st. 2,315 to 2,332, 100.5x100	9,392,500
Eleventh corner 28th st.; 28th st. 2,333 to 2,350, 100.5x100	9,491,500
Eleventh corner 26th st.; 26th st. 2,351 to 2,368, 100.5x100	9,590,500
Eleventh corner 24th st.; 24th st. 2,369 to 2,386, 100.5x100	9,689,500
Eleventh corner 22nd st.; 22nd st. 2,387 to 2,404, 100.5x100	9,788,500
Eleventh corner 20th st.; 20th st. 2,405 to 2,422, 100.5x100	9,887,500
Eleventh corner 18th st.; 18th st. 2,423 to 2,440, 100.5x100	9,986,500
Eleventh corner 16th st.; 16th st. 2,441 to 2,458, 100.5x100	10,085,500
Eleventh corner 14th st.; 14th st. 2,459 to 2,476, 100.5x100	10,184,500
Eleventh corner 12th st.; 12th st. 2,477 to 2,494, 100.5x100	10,283,500
Eleventh corner 10th st.; 10th st. 2,495 to 2,512, 100.5x100	10,382,500
Eleventh corner 8th st.; 8th st. 2,513 to 2,530, 100.5x100	10,481,500
Eleventh corner 6th st.; 6th st. 2,531 to 2,548, 100.5x100	10,580,500
Eleventh corner 4th st.; 4th st. 2,549 to 2,566, 100.5x100	10,679,500
Eleventh corner 2nd st.; 2nd st. 2,567 to 2,584, 100.5x100	10,778,500
Eleventh corner 1st st.; 1st st. 2,585 to 2,602, 100.5x100	10,877,500
Eleventh corner 54th st.; 54th st. 2,603 to 2,620, 100.5x100	10,976,500
Eleventh corner 52nd st.; 52nd st. 2,621 to 2,638, 100.5x100	11,075,500
Eleventh corner 50th st.; 50th st. 2,639 to 2,656, 100.5x100	11,174,500
Eleventh corner 48th st.; 48th st. 2,657 to 2,674, 100.5x100	11,273,500
Eleventh corner 46th st.; 46th st. 2,675 to 2,692, 100.5x100	11,372,500
Eleventh corner 44th st.; 44th st. 2,693 to 2,710, 100.5x100	11,471,500
Eleventh corner 42nd st.; 42nd st. 2,711 to 2,728, 100.5x100	11,570,500
Eleventh corner 40th st.; 40th st. 2,729 to 2,746, 100.5x100	11,669,500
Eleventh corner 38th st.; 38th st. 2,747 to 2,764, 100.5x100	11,768,500
Eleventh corner 36th st.; 36th st. 2,765 to 2,782, 100.5x100	11,867,500
Eleventh corner 34th st.; 34th st. 2,783 to 2,800, 100.5x100	11,966,500
Eleventh corner 32nd st.; 32nd st. 2,801 to 2,818, 100.5x100	12,065,500
Eleventh corner 30th st.; 30th st. 2,819 to 2,836, 100.5x100	12,164,500
Eleventh corner 28th st.; 28th st. 2,837 to 2,854, 100.5x100	12,263,500
Eleventh corner 26th st.; 26th st. 2,855 to 2,872, 100.5x100	12,362,500
Eleventh corner 24th st.; 24th st. 2,873 to 2,890, 100.5x100	12,461,500
Eleventh corner 22nd st.; 22nd st. 2,891 to 2,908, 100.5x100	12,560,500
Eleventh corner 20th st.; 20th st. 2,909 to 2,926, 100.5x100	12,659,500
Eleventh corner 18th st.; 18th st. 2,927 to 2,944, 100.5x100	12,758,500
Eleventh corner 16th st.; 16th st. 2,945 to 2,962, 100.5x100	12,857,500
Eleventh corner 14th st.; 14th st. 2,963 to 2,980, 100.5x100	12,956,500
Eleventh corner 12th st.; 12th st. 2,981 to 2,998, 100.5x100	13,055,500
Eleventh corner 10th st.; 10th st. 2,999 to 3,016, 100.5x100	13,154,500
Eleventh corner 8th st.; 8th st. 3,017 to 3,034, 100.5x100	13,253,500
Eleventh corner 6th st.; 6th st. 3,035 to 3,052, 100.5x100	13,352,500
Eleventh corner 4th st.; 4th st. 3,053 to 3,070, 100.5x100	13,451,500
Eleventh corner 2nd st.; 2nd st. 3,071 to 3,088, 100.5x100	13,550,500
Eleventh corner 1st st.; 1st st. 3,089 to 3,106, 100.5x100	13,649,500
Eleventh corner 54th st.; 54th st. 3,107 to 3,124, 100.5x100	13,748,500
Eleventh corner 52nd st.; 52nd st. 3,125 to 3,142, 100.5x100	13,847,500
Eleventh corner 50th st.; 50th st. 3,143 to 3,160, 100.5x100	13,946,500
Eleventh corner 48th st.; 48th st. 3,161 to 3,178, 100.5x100	14,045,500
Eleventh corner 46th st.; 46th st. 3,179 to 3,196, 100.5x100	14,144,500
Eleventh corner 44th st.; 44th st. 3,197 to 3,214, 100.5x100	14,243,500
Eleventh corner 42nd st.; 42nd st. 3,215 to 3,232, 100.5x100	14,342,500
Eleventh corner 40th st.; 40th st. 3,233 to 3,250, 100.5x100	14,441,500
Eleventh corner 38th st.; 38th st. 3,251 to 3,268, 100.5x100	14,540,500
Eleventh corner 36th st.; 36th st. 3,269 to 3,286, 100.5x100	14,639,500
Eleventh corner 34th st.; 34th st. 3,287 to 3,304, 100.5x100	14,738,500
Eleventh corner 32nd st.; 32nd st. 3,305 to 3,322, 100.5x100	14,837,500
Eleventh corner 30th st.; 30th st. 3,323 to 3,340, 100.5x100	14,936,500
Eleventh corner 28th st.; 28th st. 3,341 to 3,358, 100.5x100	15,035,500
Eleventh corner 26th st.; 26th st. 3,359 to 3,376, 100.5x100	15,134,500
Eleventh corner 24th st.; 24th st. 3,377 to 3,394, 100.5x100	15,233,500
Eleventh corner 22nd st.; 22nd st. 3,395 to 3,412, 100.5x100	15,332,500
Eleventh corner 20th st.; 20th st. 3,413 to 3,430, 100.5x100	15,431,500
Eleventh corner 18th st.; 18th st. 3,431 to 3,448, 100.5x100	15,530,500
Eleventh corner 16th st.; 16th st. 3,449 to 3,466, 100.5x100	15,629,500
Eleventh corner 14th st.; 14th st. 3,467 to 3,484, 100.5x100	15,728,500
Eleventh corner 12th st.; 12th st. 3,485 to 3,502, 100.5x100	15,827,500
Eleventh corner 10th st.; 10th st. 3,503 to 3,520, 100.5x100	15,926,500
Eleventh corner 8th st.; 8th st. 3,521 to 3,538, 100.5x100	16,025,500
Eleventh corner 6th st.; 6th st. 3,539 to 3,556, 100.5x100	16,124,500
Eleventh corner 4th st.; 4th st. 3,557 to 3,574, 100.5x100	16,223,500
Eleventh corner 2nd st.; 2nd st. 3,575 to 3,592, 100.5x100	16,322,500
Eleventh corner 1st st.; 1st st. 3,593 to 3,610, 100.5x100	16,421,500
Eleventh corner 54th st.; 54th st. 3,611 to 3,628, 100.5x100	16,520,500
Eleventh corner 52nd st.; 52nd st. 3,629 to 3,646, 100.5x100	16,619,500
Eleventh corner 50th st.; 50th st. 3,647 to 3,664, 100.5x100	16,718,500
Eleventh corner 48th st.; 48th st. 3,665 to 3,682, 100.5x100	16,817,500
Eleventh corner 46th st.; 46th st. 3,683 to 3,700, 100.5x100	16,916,500
Eleventh corner 44th st.; 44th st. 3,701 to 3,718, 100.5x100	17,015,500
Eleventh corner 42nd st.; 42nd st. 3,719 to 3,736, 100.5x100	17,114,500
Eleventh corner 40th st.; 40th st. 3,737 to 3,754, 100.5x100	17,213,500
Eleventh corner 38th st.; 38th st. 3,755 to 3,772, 100.5x100	17,312,500
Eleventh corner 36th st.; 36th st. 3,773 to 3,790, 100.5x100	17,411,500
Eleventh corner 34th st.; 34th st. 3,791 to 3,808, 100.5x100	17,510,500
Eleventh corner 32nd st.; 32nd st. 3,809 to 3,826, 100.5x100	17,609,500
Eleventh corner 30th st.; 30th st. 3,827 to 3,844, 100.5x100	17,708,500
Eleventh corner 28th st.; 28th st. 3,845 to 3,862, 100.5x100	17,807,500
Eleventh corner 26th st.; 26th st. 3,863 to 3,880, 100.5x100	17,906,500
Eleventh corner 24th st.; 24th st. 3,881 to 3,898, 100.5x100	18,005,500
Eleventh corner 22nd st.; 22nd st. 3,899 to 3,916, 100.5x100	18,104,500
Eleventh corner 20th st.; 20th st. 3,917 to 3,934, 100.5x100	18,203,500
Eleventh corner 18th st.; 18th st. 3,935 to 3,952, 100.5x100	18,302,500
Eleventh corner 16th st.; 16th st. 3,953 to 3,970, 100.5x100	18,401,500
Eleventh corner 14th st.; 14th st. 3,971 to 3,988, 100.5x100	18,500,500
Eleventh corner 12th st.; 12th st. 3,989 to 4,006, 100.5x100	18,599,500
Eleventh corner 10th st.; 10th st. 4,007 to 4,024, 100.5x100	18,698,500
Eleventh corner 8th st.; 8th st. 4,025 to 4,042, 100.5x100	18,797,500
Eleventh corner 6th st.; 6th st. 4,043 to 4,060, 100.5x100	18,896,500
Eleventh corner 4th st.; 4th st. 4,061 to 4,078, 100.5x100	18,995,500
Eleventh corner 2nd st.; 2nd st. 4,079 to 4,096, 100.5x100	19,094,500
Eleventh corner 1st st.; 1st st. 4,097 to 4,114, 100.5x100	19,193,500
Eleventh corner 54th st.; 54th st. 4,115 to 4,132, 100.5x100	19,292,500
Eleventh corner 52nd st.; 52nd st. 4,133 to 4,150, 100.5x100	19,391,500
Eleventh corner 50th st.; 50th st. 4,151 to 4,168, 100.5x100	19,490,500
Eleventh corner 48th st.; 48th st. 4,169 to 4,186, 100.5x100	19,589,500
Eleventh corner 46th st.; 46th st. 4,187 to 4,204, 100.5x100	19,688,500
Eleventh corner 44th st.; 44th st. 4,205 to 4,222, 100.5x100	1